

**ESTATE NOTICES****FIRST PUBLICATION****Alderson, III, James W.**

Late of Canonsburg  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: James M. Alderson, 25 Alderson Lane, Canonsburg, PA 15317  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

\_\_\_\_\_ WCR Vol 105 Issues 32,33,34

**Alexander, Arlene M.**

a/k/a Arlene Alexander  
a/k/a Arlene Mae Alexander  
a/ka Arlene Mae Parkinson  
Late of Hickory  
Washington Co., PA  
File No. 63-25-0192

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Timothy A. Alexander, a/k/a Timothy Adam Alexander, 152 McCarrell Rd., Hickory, PA 15340  
Attorney: Dorothy A Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

\_\_\_\_\_ WCR Vol 105 Issues 32,33,34

**Burns, Henrietta M.**

a/k/a Hedy Burns  
Late of Muse  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having

claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Shirley A. Burns aka Shirley Ann Burns, 7 Grant Alley, McDonald, PA 15057

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**Edwards, Joan Marie**

a/k/a Joan M. Edwards  
Late of Chartiers Twp.  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Robilee S. Edwards, 4134 State Route 51 N., Rostraver Twp., PA 15012  
Attorney: Megan A. Kerns, Esq., 1747 Rostraver Rd., Belle Vernon, PA 15012

\_\_\_\_\_ WCR Vol 105 Issues 32,33,34

**Kreig, James Benjamin**

Late of Avella  
Washington Co., PA  
File No. 63-25-0180

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Renea Kreig a/k/a Renea Lynn Kreig, 711 Hickory Grade Rd., Bridgeville, PA 15017

Attorney: Paul J. Giuffre, Esq., 221 Commercial Ave., Ste. 200, Pittsburgh, PA 15215

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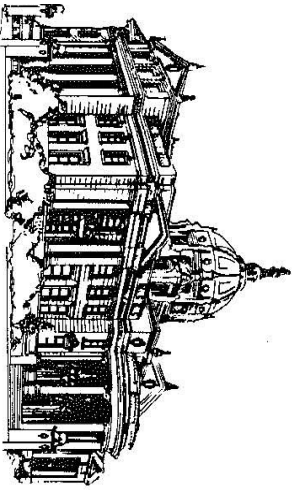
**Luzier, Emily Joyce**

a/k/a E. Joyce Luzier  
a/k/a Joyce Luzier

**WASHINGTON COUNTY REPORTS**

**Vol. 105 No. 32 – FEBRUARY 20, 2025**

**119 South College Street, Washington, PA 15301**



**SERVING THE LEGAL COMMUNITY  
OF WASHINGTON COUNTY,  
PENNSYLVANIA**

Late of Venetia  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Pamela L. Minjock aka Pamela Lynn Minjock aka Pam Minjock, 843 Beabout Rd., Venetia, PA 15367

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**Miller, Barbara P.**  
a/k/a Bobbie Miller  
Late of Canton Twp.  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Sheryl L. Merkle c/o  
Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**Sheldon, Jeffrey Adelbert**

Late of McMurray  
Washington Co., PA  
File No. 63-25-00133

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Lori Ann Sheldon, 305 Taylor Dr., Canonsburg, PA 15317  
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

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**Yuhas, Elizabeth A.**  
a/k/a Elizabeth Yuhas  
a/k/a Elizabeth Ann Yuhas  
Late of Hickory  
Washington Co., PA  
File No. 63-25-0119

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kimberly A. Federoff aka Kimberly A. Yuhas-Federoff c/o  
Attorney: Peter K. Darragh, Esq., PO Box 435, Hickory, PA 15340

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## **SECOND PUBLICATION**

**Barnhart, Sr., Robert D.**  
a/k/a Robert Dean Barnhart, Sr.  
Late of Buffalo Twp.  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Mindy L. Allen c/o  
Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**Beaumont, Sandra Lee**  
a/k/a Sandra L. Beaumont  
Late of Canonsburg, Cecil Twp.  
Washington Co., PA  
File No. 63-25-0134

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Ronna J. Wasik, 24 Mill St., Cecil, PA 15321

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**Bordash, Norma J.**  
a/k/a Norma Jean Bordash  
Late of City of Washington  
Washington Co., PA  
File No. 63-25-0024

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Andrea A. Smith, 3828 Sassafras St., Erie, PA 16508  
Attorney: Gregory L. Heidt, Esq., 502 Parade St., Erie, PA 16507

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**Calabria, Shirley L.**  
Late of Washington  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Rhonda Reynolds, 1495 Meredith Dr., Spring Hill, FL 34608

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**Cooper, Mark D.**  
Late of Union Twp.  
Washington Co., PA  
File No. OC-2024-01226

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Kathleen D. Moranelli, 3443 Fawn Valley Rd., Finleyville, PA 15332

Attorney: Emmanuel S. Anthon, Esq., Anthon Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

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**Glad, Yolanda Virginia**  
Late of Washington  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-Executrices without delay.

Co-Executrices: Mary Kay Chilensky, 342 Birch St., Imperial PA 15126, Jo Ann Glad aka Joann M. Glad, 1261 Cedar Blvd., Pittsburgh, PA 15228,  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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**Hudak, Shirley A.**  
Late of Washington  
Washington Co., PA  
File No. 63-25-0105

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Susan M. Key, 110 Wilmont Ave., Washington, PA 15301  
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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**Lester, Henry Asher**  
a/k/a Henry A. Lester  
a/k/a Henry Lester  
Late of Strabane Twp.  
Washington Co., PA  
File No. 63-24-1302

The Register of Wills has granted Letters

on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator & Attorney: Matthew A. Gribler, Esq., P.O. Box 658, Ebensburg, PA 15931

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**Martin, Mona C.**

Late of Washington  
Washington Co., PA  
File No. 63-25-0050

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: David L. Martin a/k/a David Lynn Martin, 1600 Golden Oaks Rd., Holbrook, PA 15341  
Attorney: Matthew T. Kikta, Esq., Julian Gray Assoc., 954 Greentree Rd., Pittsburgh, PA 15220

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**Santavicca, Carolyn M.**

a/k/a Carolyn Santavicca  
Late of Dunlevy Borough  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Rachel E. Lee, 460 Greenwood Dr., Canonsburg, PA 15317  
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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**Scruppi, Gretchen Diane**

a/k/a Gretchen D. Scruppi  
Late of Washington Co., PA

File No. 63-25-0125

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Erin O. Scruppi a/k/a Erin O'Donnell Scruppi, 186 Cross Creek Rd., Avella, PA 15312

Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Suite 112, McMurray, PA 15317

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**Smith, Howard G.**

a/k/a Howard Glenn Smith  
Late of Independence Twp.  
Washington Co., PA  
File No. 63-21-00194

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Scott G. Smith a/k/a Scott Guy Smith, 200 Hickory Nut Rd., Avella, PA 15312

Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

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**Terhorst, Ronald Warren**

a/k/a Ronald W. Terhorst  
Late of Jefferson Twp.  
Washington Co., PA  
File No. 63-25-0102

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-Executrices without delay.

Co-Executrices: Patricia Terhorst a/k/a

**THIRD PUBLICATION**

**Anderson, Roger D.**

Late of Washington  
Washington Co., PA  
File No. 63-23-1240

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Melvin J. Anderson, 363 Hawthorne Rd., Claysville, PA 15323  
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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**Cipriani, Mary T.**

Late of Borough of Speers  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Connie Cipriani, 815 Jane Ave., Charleroi, PA 15022  
Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

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**Jarvis, James Howard**

a/k/a James H. Jarvis  
Late of Claysville, East Finley Twp.  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Jamie Marie Jarvis a/k/a Jamie M. Jarvis, 61 Claysville Taylorstown

Patricia Ann Terhorst, 221 Scott Hollow Rd., Burgettstown, PA 15021, Jodi Terhorst a/k/a Jodi Lea Terhorst, 2731 Farnsworth Dr., Alexandria, VA 22303, Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

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**Toury, Ibrahim Ramadan**

a/k/a Ibrahim Toury  
Late of Canonsburg (North Strabane Twp.)  
Washington Co., PA  
File No. 63-25-0080

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Yara Ann Toury, 10 Colonial Court, Canonsburg, PA 15317  
Attorney: Jason M. Plakosh, Esq., P.O. Box 184, Sewickley, PA 15143

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**Withers, Robert K.**

Late of Monongahela  
Washington Co., PA  
File No. 63-24-0926

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Co—Executors: Kathleen Rygiel, PO Box 278, Fayette City, PA 15438 or Charles J. Ayre, 4607 Vine St., McKeesport, PA 15132,

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Ridge Rd., Washington, PA 15301  
 Attorney: David F. Pollock, Esq., Pollock  
 Morris Belletti & Simms LLC, 54 South  
 Washington St., Waynesburg, PA 15370

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**Lauze, Dwana Jo**  
 a/k/a Dee Lauze  
 a/k/a Dwana J. Lauze  
 Late of Washington  
 Washington Co., PA  
 File No. 63-25-0048

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Jason A. Lauze, 128 Brehm Rd., Washington, PA 15301  
 Attorney: MariAnn Hathaway, Esq., 1100 Ashwood Dr., Ste. 1104-B, Canonsburg, PA 15317

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**McPherson, Keith J.**  
 a/k/a Keith McPherson  
 Late of Peters Twp.  
 Washington Co., PA  
 File No. 63-24-1475

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Laura E. Zuloaga, 109 Roscommon Pl., McMurray, PA 15317

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**Noble, Barbara J.**  
 a/k/a Barbara Jo Noble  
 Late of North Franklin Twp.  
 Washington Co., PA  
 File No. 63-25-00091

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: William K. Craig, a/k/a William Kevin Craig, 2207 Open Meadow Circle, Bridgeville, PA 15017  
 Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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**Richardson, Daniel C.**  
 Late of Cecil Twp.  
 Washington Co., PA  
 File No. 63-25-0082

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Amy Torles, 940 Cork Dr., Bethel Park, PA 15102  
 Attorney: John M. Hartzell, Jr., Houston Harbaugh, Three Gateway Center, 401 Liberty Ave., Pittsburgh, PA 15222-1005

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**Rodriguez, Myra**  
 Late of Charleroi, Fallowfield Twp.  
 Washington Co., PA  
 File No. 63-24-1808

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Richard A. Rodriguez, 624 Monongahela Ave., Charleroi, PA 15022  
 Attorney: Colt A. McKelvey, Esq., McKelvey Law Offices, LLC, 1266 Forest Hills Dr., Salix, PA 15952

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**Rollie, Ruth A.**  
 a/k/a Ruth Ann Rollie  
 a/k/a Ruth Rollie

Late of Canonsburg  
 Washington Co., PA  
 File No. 6325-0070

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Marci L. Morgan, 541 Bluegrass Dr., Canonsburg, PA 15317  
 Attorney: Andrew P. Acosta, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second St., Greensburg, PA 15601

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**Salamone, Karen S.**  
 Late of Washington  
 Washington Co., PA  
 File No. 63240896

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Tina Salomonsen, 526 S. Main St., Washington, PA 15301  
 Attorney: Matthew D. Gailey, Esq., Cozza Law Group, PLLC, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15220

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## TPR NOTICE

### PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS  
 OF WASHINGTON  
 COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION  
 IN RE: KA'SARUH  
 AMOURE'BEATTY  
 a/k/a KA'SARUH BEATTY

CHILD OF KEITH BEATTY, A/K/A  
 KEITH BEATTY II, A/K/A KEITH A.  
 BEATTY A/K/A KEITH ALLEN BEAT-  
 TY A/K/A KEITH ALLEN BEATTY, II  
 AND ANY UNKNOWN FATHER

NO: 63-24-1698

Take notice that a Petition for Involuntary Termination of Parental Rights of Keith Beatty, a/k/a Keith Beatty II, a/k/a Keith A. Beatty a/k/a Keith Allen Beatty a/k/a Keith Allen Beatty, II and Any Unknown Father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on March 25, 2025 at 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or can not afford representation, contact Summit Legal a/k/a a Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Cassandra Casella-Kass, Caseworker  
 Washington County Children & Youth  
 Social Service Agency  
 95 West Beau Street, Ste. 300  
 Washington, PA 15301  
 Telephone: (724) 228-6884

WCR Vol 105 Issue 32

**NAME CHANGE NOTICES****Change of Name Notice**

Notice is hereby given that on the date of January 28, 2025, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2025-332 by the petitioner, **Taylor Anne Kairush**, for a change of name to Maison Anne Kairush.

The court has fixed the date of March 31, 2025 and time of 9:00 a.m. in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

\_\_\_\_\_ WCR Vol 105 Issue 32

**Change of Name Notice**

Notice is hereby given that on the date of November 12, 2024, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2024-6672 by the petitioner, **Nicole Leanne Shriver**, for a change of name to Nicholas Lee Shriver.

The court has fixed the date of March 4, 2025 and time of 9:15 a.m. in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

\_\_\_\_\_ WCR Vol 105 Issue 32

**REAL PROPERTY NOTICES**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
No. 2024-4472

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**  
MICHAEL R. McCauley and

DARLA J. McCauley, Plaintiffs  
vs.  
KRY'S WEBSTER, Defendant

TO: Kry's Webster whose last known address is 307 Chestnut Ridge Road, Washington, PA 15301

You are hereby notified that Plaintiffs, Michael R. McCauley and Darla J. McCauley have filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, against you in the Court of Common Pleas of Washington County, Pennsylvania at docket no. 2024-4472 wherein Plaintiffs seek to foreclose on the mortgage secured by the real estate located at 307 Chestnut Ridge Road, Washington, PA 15301, whereupon this real estate would be sold by the Sheriff of Washington County.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, David B. Bassi, Esq. 62 East Wheeling Street, Washington, Pa 15301. Phone 724-228-7000.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court, without further notice, for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

Lawyer Referral Service  
119 South College Street  
Washington, PA 15301  
Telephone Number: (724) 225-6710

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Summit Legal Aid  
10 West Cherry Way  
Washington, PA 15301  
Telephone Number: (724) 225-6170  
Fax: 724-250-1078

David B. Bassi, Esq.  
Attorney for Plaintiffs  
Bassi, Vreeland & Associates, P.C.  
62 East Wheeling Street  
Washington, Pa 15301  
724-228-7000

\_\_\_\_\_ WCR Vol 105 Issue 32

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION No. 2024-6806

BSBAUS INVESTMENTS, LLC, Plaintiff,  
v.  
JAMES A. DALLESANDRO and  
ELIZABETH DALLESANDRO, Defendants.

**NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff on the Complaint. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELE-

PHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
19 S. College Street  
Washington, PA 15301  
Telephone Number (724) 225-6710  
**IF YOU CANNOT AFFORD A  
LAWYER, CONTACT-  
Summit Legal Aid  
10 West Cherry Avenue  
Washington, PA 15301  
Telephone Number (724) 225-6170**

\_\_\_\_\_ WCR Vol 105 Issue 32

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION No. 2024-4699

SLOVENIAN SAVINGS AND LOAN  
ASSOCIATION OF CANONSBURG,  
PENNSYLVANIA Plaintiff

vs.  
THE ESTATE OF KRISTINA THOMAS,  
Miranda L. Levers as heir, Donald W.  
Levers as heir, unknown heirs, successors,  
Assigns and all persons, firms or Associations  
claiming right, title or interest Defendant

**NOTICE TO DEFENDANT**

To: The Estate of Kristina Thomas, Miranda L. Levers as heir, Donald W. Levers, As heir, unknown heirs, successors, assigns and all persons, firms or Associations claiming right, title or interest c/o Miranda L. Levers, 51 Shannon Avenue., Washington, PA 15301

Notice is hereby given to the above-named individual and the owner or reputed owner of the following described property which is to be sold by Anthony E. Andronas, Sheriff of Washington County, Pennsylvania, on the dates and on the times hereinafter set forth:

The description of the premises which is

the subject of the above-captioned proceeding and of which the Defendants, The Estate of Kristina Thomas, Miranda L. Levers as heir, Donald W. Levers as heir, unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest are the owners or the reputed owners, is as follows:

ALL that certain lot or piece of ground situate in the Borough of Bentleyville, County of Washington, and Commonwealth of Pennsylvania, being known and designated as Lot No. 14 in the A.B. Richardson Plan of Lots, as recorded in the Recorder's Office of Washington County, Pennsylvania, in Plan Book Volume 3, Pages 86 and 87, lying between High Street and Spring Street in said Borough and fronting 40 feet on First Avenue and extending back therefrom of even width 120 feet to Second Avenue.

HAVING A MAILING ADDRESS OF: 207 First Street Bentleyville, PA 15314.

**TAX PARCEL ID NUMBER: 040-053-00-02-0014-00.**

Said sale shall be held virtually on March 7, 2025 at 10:00 a.m., prevailing time at <https://washington.pa.realforeclose.com>.

Ten percent (10%) of the purchase price (but not less than Sheriff's costs) shall be paid on the date of the sale and the balance on or before March 12, 2025, prevailing time.

If, however, such ten percent (10%) down payment be not made on the day of sale, the property will again be exposed to sale immediately on the date aforesaid. If balance of payment be not made on March 12, 2025, following the date of sale, the property will again be put up for sale on March 14, 2025, prevailing time, at the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale shall make good the same.

Notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and the distribution shall be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of

the schedule of distribution will be given.

### **NOTICE OF RIGHTS**

**NOTE:** The sale is scheduled for 10:00 a.m., **PREVAILING TIME**, on March 7, 2025.

YOU HAVE BEEN OR WILL BE SERVED WITH A WRIT OF EXECUTION. IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGEMENT AGAINST YOU. IT MAY CAUSE YOUR PROPERTY TO BE HELD OR TAKEN TO PAY THE JUDGEMENT. YOU MAY HAVE LEGAL RIGHTS TO PREVENT YOUR PROPERTY FROM BEING TAKEN AWAY. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY OF THESE RIGHTS. IF YOU WISH TO EXERCISE YOUR RIGHTS, YOU MUST ACT PROMPTLY.

YOU HAVE THE RIGHT TO FILE A MOTION TO OPEN OR STRIKE THE JUDGEMENT AND YOU HAVE THE RIGHT TO ASK TO SET ASIDE THE SALE FOR A GROSSLY INADEQUATE PRICE. THE PETITIONS MUST BE IN WRITING AND SET FORTH YOUR CLAIMS AND BE FILED WITH THE PROTHONOTARY OF WASHINGTON COUNTY. YOUR LAWYER CAN ASSIST YOU IN TAKING THAT ACTION.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

LAWYER REFERRAL SERVICE  
119 South College Street  
Washington, PA 15301  
(724) 225-6710

**IF YOU CANNOT AFFORD A LAWYER, CONTACT:**

SOUTHWESTERN PENNSYLVANIA  
LEGAL AID SOCIETY  
16 West Cherry Avenue  
Washington, PA 15301  
(724)225-6170

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## **SHERIFF'S SALE—Anthony E. Andronas, Sheriff**

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, MARCH 7, 2025, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the **completion of the sale** and the balance will be due on or before the following **WEDNESDAY at 4:00 o'clock P.M.** at the Sheriff's Office. If the balance of payment is not made by Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete descriptions of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

### **CANONSBURG**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs

**KAYLA N. McCONNELL AND  
DAVID T. WEST**

**DOCKET #: 2024-3249  
JUDGEMENT: \$152,562.76**

In the Commonwealth of Pennsylvania, Washington County, Canonsburg Borough;

Address: 524 TANNEHILL STREET,  
CANONSBURG, PA 15317

Tax #: 110-045-00-00-0025-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-  
LER, (717) 234-4178

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### **CECIL**

**WELLS FARGO BANK, N.A.**

vs

**AMANDA SERRINO**

**DOCKET #: 2024-5557  
JUDGEMENT: \$101,392.69**

In the Commonwealth of Pennsylvania, Washington County, Cecil Township;

Address: 1110 VALLEYVIEW DRIVE,  
LAWRENCE, PA 15055

Tax #: 140-012-09-00-0001-00B

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611

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### **MORRIS**

**PNC BANK, NATIONAL  
ASSOCIATION**

vs

**MARK SARSFIELD**

**DOCKET #: 2023-7191  
JUDGEMENT: \$238,317.56**

In the Commonwealth of Pennsylvania, Washington County, Morris Township;

Address: 60 SOUTH BRIDGE ROAD,  
PROSPERITY, PA 15329

Tax #: 450-002-00-00-0021-03

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611

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### **NORTH FRANKLIN**

**U.S. BANK NATIONAL  
ASSOCIATION, ET AL**

vs

**UNKNOWN HEIRS, Devisees and Personal Representatives and any of the Successors in right, title and interest to  
CAROL A. SHOMAN,  
Deceased Mortgagor and Owner**

**DOCKET #: 2023-2212**  
**JUDGEMENT: \$86,257.44**

In the Commonwealth of Pennsylvania,  
 Washington County, North Franklin  
 Township;

Address: 85 WILLOWBROOK LANE,  
 WASHINGTON, PA 15301  
 Tax #: 510-003-13-02-0013-00

Improvements: Residential Dwelling

Attorney: ALBERTELLI LAW, 856-724-  
 1888

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**SOUTH STRABANE**

**WILMINGTON TRUST, NATIONAL  
 ASSOCIATION**

vs

**MARYANNE MCFARLANE AND  
 RICHARD R. MCFARLANE**

**DOCKET #: 2023-2167**  
**JUDGEMENT: \$202,027.43**

In the Commonwealth of Pennsylvania,  
 Washington County, South Strabane  
 Township;

Address: 1660 PIERCE STREET,  
 WASHINGTON, PA 15301  
 Tax #: 600-006-04-03-0024-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,  
 (212) 471-5100

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**SOUTH STRABANE (Cont'd)**

**FREEDOM MORTGAGE  
 CORPORATION**

vs

**ALAN J. ROGERS A/K/A  
 ALAN ROGERS AND  
 MELISSA D. ROGERS**

**DOCKET #: 2019-6824**  
**JUDGEMENT: \$275,255.79**

In the Commonwealth of Pennsylvania,  
 Washington County, South Strabane  
 Township;

Address: 49 WOODSIDE DRIVE,  
 WASHINGTON, PA 15301  
 Tax #: 600-005-01-04-0007-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,  
 (844) 856-6646

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**WASHINGTON**

**PENNSYLVANIA STATE  
 EMPLOYEES CREDIT UNION**

vs

**ANDREW M. GAGGIN AND  
 MARK W. GAGGIN**

**DOCKET #: 2024-5502**  
**JUDGEMENT: \$36,713.52**

In the Commonwealth of Pennsylvania,  
 Washington County, City of Washington;

Address: 629 1/2 BROAD STREET,  
 WASHINGTON, PA 15301  
 Tax #: 780-011-00-02-0023-00

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG &  
 REIS CO., LPA, (216) 739-5629

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